

MINUTES OF THE  
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS  
MEETING HELD ON FEBRUARY 6, 2006  
(Approved February 13, 2006)

The Board of Supervisors held their regular monthly meeting on Monday, February 6, 2006. Present for the meeting were supervisors Robert Preston W. Atlee Rinehart, Jay Doering, Timothy Roland and Rosemarie C. Miller. Also, in attendance were John A. Koury, Jr., Township Solicitor and Casey LaLonde, Township Manager and Brady Flaharty of ARRO Consulting, Inc. Mr. Preston called the meeting to order at 7:00 p.m.

**1. MINUTES**

Minutes of January 16, 2006

Mr. Rinehart moved to accept the minutes of the January 16, 2006 workshop meeting as amended. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote. Amendments being add vote statuses to all motions; under subheading, Minutes of the January 3, 2006 Organization Meeting, in the first sentence change "3-0" to "3-0-2"; under subheading, Minutes of the January 3, 2006 Monthly Meeting, correct the spelling of the resident's name at 70 Springhouse Lane; under subheading, 2006 Road Projects, in the last paragraph add the remaining vote stats.

**2. PUBLIC COMMENTS**

Mrs. Christman of Earl Drive noted concerns of stormwater in her yard and the effect it is having on her septic system. It was noted the Township Manager is to contact the Chester County Health Department regarding on-site septic testing.

Mr. Walter Woessner noted the basin at Woodcrest Estates has overflowed and the Township Engineer noted the issue is being addressed with the developer.

Mr. Woessner noted concerns of the low height of a fence that was placed around a basin. The Township Engineer noted the fence was allowable. Mr. Doering noted the issue of basins, fences, etc. should be discussed by the Board.

Mr. Roger Kolb noted concerns of the homes in the mobile home park not having proper identification. The Zoning Officer is to address the issue with the manager at the park.

Ms. Gail Brown requested that the current police statistics, the Regional Planning Commission dates and times and Rosemarie Miller's name be added to the website.

**3. REPORTS**

Reports from Various Departments and Committees

There was a brief discussion regarding development and financial agreements. Mr. Rinehart moved to authorize the Township Solicitor to prepare paperwork to extend development and financial agreements to assure that proper funds are being retained. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Mrs. Miller moved to approve reports from various departments and committees. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Rinehart moved to approve the budget summary report and \$1M loan expenditures report. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Doering moved to approve the auditor minutes setting Mr. Rinehart part-time employee salary. Mr. Roland seconded the motion. Mr. Rinehart abstained. The vote carried with a 4-0-1 vote.

#### Fund Balances Report

<b>Fund</b>	<b>Checking</b>	<b>Money Market</b>	<b>CDs</b>	<b>Total</b>
General	\$50,273.13	\$170,302.31		\$220,575.44
Capital Reserve		\$21,267.62		\$21,267.62
Highway Aid	\$1,421.97	\$4,335.05		\$5,757.02
Sewer Fund	\$2,950.42	\$11,418.39		\$14,368.81
Traffic Impact Fee Fund	\$1,000.00	\$266,998.17		\$267,998.17
Police Safety	\$3,300.42		\$2,500.93	\$5,801.35
Water Users	\$3,622.49			\$3,622.49
<b>TOTAL</b>				<b>\$539,390.90</b>

#### **4. SUBDIVISION AND LAND DEVELOPMENTS**

Project: Coventry Greene Applicant: Heritage Building Group

Mr. Doering moved to approve and authorize signature of the Deed of Dedication, the Maintenance Agreement and the Resolution for the dedication of Coventry Greene Lane. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote. It was noted the reference to Hastings Lane in Section 5 of the resolution must be corrected.

Project: Maack Residential, LP Applicant: Gambone Development Group

Mr. Doering moved to grant a waiver from Section 304.3.G of the Subdivision and Land Development Ordinance to allow the required schematic layout to not be included in the preliminary or final plan contingent upon the requirements of 304.3.G be satisfied as part of the Wineberry Estates application. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Rinehart moved to grant a waiver from Section 426.3 of the Subdivision and Land Development Ordinance to allow recreation and open space areas to not be provided contingent upon suitable recreation and/or open space areas be provided, or fees-in-lieu thereof, as part of the Wineberry Estates application and that the acreage associated with the subject application be included in the acreage used to calculate required open space as part of the Wineberry Estates application. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Doering moved to grant a waiver from Section 306 of the Subdivision and Land Development Ordinance to allow none of the various types of accompanying data described therein to be included with the preliminary and final plan contingent upon the requirements of Section 306 be satisfied as part of the Wineberry Estates application. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Rinehart moved to grant a waiver from Section 406.7 of the Subdivision and Land Development Ordinance to allow the cartway and shoulder along the Maack Road subdivision frontage to not be improved contingent upon the requirements of Section 406.7 be satisfied as part of the Wineberry Estates application. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Doering moved to grant a waiver from Section 418 of the Subdivision and Land Development Ordinance to allow no sidewalk to be provided along the Maack Road subdivision frontage contingent upon the requirements of Section 418 be satisfied as part of the Wineberry Estates application. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote. It was noted that curbs and sidewalks for the complete development must be addressed with the Wineberry Estates plan.

All waivers are to be recorded on both the Maack Residential, LP plans the Wineberry Estates plans.

Project: Creekview Applicant: Heritage Building Group  
Mr. Roland moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 7 for Creekview. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Project: Coventry Glen Applicant: Heritage Building Group  
Mr. Doering moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 10 for Coventry Glen. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

Project: Yorgey Subdivision Applicant: Henry Yorgey  
Mr. Doering moved to approved Resolution No. 2006-04 granting preliminary plan approval for the Yorgey Subdivision. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

## **5. OTHER BUSINESS**

### Pump Station No. 1

Mr. Doering moved to approve the installation of the permanent pump station at PS-1 in accordance with Township Engineer letter dated January 17, 2006. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

## **6. DISCUSSION ITEMS**

### Storm Drainage and Flooding Study

Mr. Doering moved to approve the Storm Drainage and Flooding Study not to exceed \$35,000 in accordance with Township Engineer letter dated January 12, 2006. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

The Board directed the Township Engineer to meet with North Coventry's Engineer regarding storm drainage issues.

**7. ADDITIONAL ITEMS BROUGHT TO THE BOARD**

The Board noted a letter that was received from Mr. Paul Martin of Bethel Church Road. The Board asked the Township Manager to respond to Mr. Martin's letter in writing and have the Board review the letter before sending.

Mr. Rinehart moved to ratify advertising of the January 5, 2006 Planning Commission meeting, the January 11, 2006 Historical Commission meeting, the January 16, 2006 Board of Supervisors meeting, the January 18, 2006 Planning Commission meeting, and the January 24, 2006 Parks and Recreation Committee meeting. Mrs. Miller seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Rinehart moved to approve the fire police request for Park Day on June 4, 2006 with a rain date of June 11, 2006. Mr. Preston seconded the motion. The motion carried with a 5-0-0 vote.

**8. ADJOURNMENT**

Mr. Doering moved to adjourn the monthly meeting at 9:20 p.m. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote. An executive session was held to discuss potential litigation and personnel.

Respectfully submitted,

Rosemarie C. Miller  
Township Secretary